



## 17151 94A Avenue 316 Edmonton AB

\$174,900

Welcome to this stunning top-floor corner unit in the sought-after 18+ community of The Californian! This immaculate 1,045 sq ft home features 2 spacious bedrooms, 2 full baths, and a master suite with walk-through closets and a luxurious 3-piece en suite. The bright, open floorplan includes a cozy marble-surround fireplace and leads to a private balcony with serene views of the beautifully landscaped courtyard--perfect for relaxation or entertaining. Enjoy added conveniences like an oversized laundry room with ample storage and two titled underground tandem parking spaces. Residents benefit from fantastic amenities, including a recreation room and library, all within walking distance to shopping and near the hospital. This wheelchair-accessible home is nestled in a friendly, quiet community--truly a must-see! Experience the perfect blend of comfort.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

info@realestatewithjay.com  
<https://www.realestatewithjay.com>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca